

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Housing Department - RAJIV SWAGRUHA - Development of Integrated Townships for providing Affordable housing to the urban middle classes in the State by APRSCL - Modification of the Programme Guidelines - Amendments - Orders - Issued.

HOUSING (HB.I) DEPARTMENT

GO Ms.No. 29

Dated:07.07.2012.

Read the following:

1. G.O.Ms. No. 8, Housing (HB-II) Department dated:17.03.2007.
2. G.O.Ms. No. 24, Housing(HB-I) Department, dated 27.07.2007.
3. From the MD, APRSCL, Hyderabad letter No.05/APRSCL/CCS/ 2009, dated 17.02.2009 & 24.09.2009.
4. From the MD, APRSCL, Hyderabad letter No.05/APRSCL/CCS/ 2009-12, dated: 24.01.2012, 10.04.2012 & 12.06.2012.
5. Resolution of Board of APRSCL dt.23.05.2012.

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ORDER :

Government considering the need of providing affordable housing to the Urban Middle Class in the State have decided to launch a Housing Programme and accordingly issued orders in the GO first read above. A new government Company in the name of Andhra Pradesh Rajiv Swagruha Corporation Limited (APRSCL) under the Companies Act, 1956 was incorporated as per the orders issued in the GO second read above. Accordingly a new Housing Programme named as RAJIV SWAGRUHA is being implemented through out the State in all Municipalities and Municipal Corporations.

2. The Managing Director, APRSCL vide letters third and fourth read above has sent proposals for amendment to guidelines of programme issued vide reference 1st read above, stating that during the course of execution of its projects, the Corporation has experienced certain difficulties and felt that there is need for amending the guidelines to remove the difficulties. The MD, APRSCL has also suggested to increase the coverage of Middle Class by increasing the income limit and also to cater to the needs of people with specific needs such as Senior Citizen and Differently abled people etc. The proposals of Managing Director, APRSCL was discussed in the Board of APRSCL on 23.05.2012. The Resolution of the Board was examined by the Government.

3. Government after careful consideration of the proposals decided to modify Rajiv Swagruha Programme Guidelines issued and to include new provisions in the GO first read above to improve marketability of the projects and financial viability of the Andhra Pradesh Rajiv Swagruha Corporation Limited, in the present situation of glut in the market.

4. Accordingly, the Government in partial modification of the orders issued in GO Ms. No. 8, Housing (HB.II) Department dated:17.3.2007, hereby issue the following amendments to the Rajiv Swagruha Programme Guidelines, with immediate effect:

- (i) The APRSCL will implement the affordable housing schemes for urban middle class people on self financing business model.
- (ii) The houses/flats shall be sold at "reasonable rates" on Self Sustaining Business Model basis.

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- (iii) The Multistoried flats / Independent houses / Gated Community Townships will be taken up for development and the pattern of construction shall be as per the local demand, land availability and keeping in view the cost affordability.
- (iv) In order to optimize the land use and get the economic viability of the project, the Corporation will have flexibility to construct residential units of various plinth areas so as to increase the affordability and functional utility of the house / flat.
- (v) The area of construction and income eligibility of the applicants will be as below :

SI. No.	Category & Name	Flat size / Built up area	Plot size and built up area for individual houses	Monthly income range
1.	Civic – 1 BHK (EWS)	493-545 Sft.	400-530 Sft / 100 Sq.Yds	Rs.6000/- to Rs.50,000/-
2.	Basic – 2 BHK (LIG)	761-940 Sft.	685-700 Sft / 150 Sq.Yds	
3.	Intrinsic – 2½ BHK (MIG)	1150 Sft. +	1151 Sft / 200 Sq.Yds	Rs.6000/- to Rs.90,000/-
4.	Classic – 3 BHK (HIG)	1470 Sft +	1494 Sft / 250 Sq.Yds.	
5.	*Exotic 3 BHK	1599 & up Sft.	1600 & up / 260 Sq.Yard	No income limit

* Exotic means size which is bigger than the notified sizes of any category either the plot or the plinth area or both or same plinth area but the plot size is less.

However, if the demand for smaller houses is more, the applicants from lower income group will be given preference and houses will be provided on priority.

- (vi) No residence criterion will be asked for from applicants of Rajiv Swagruha Scheme. However, the existing provision of not owning a house in the Municipal Corporation / Municipality limit where applied will continue. An Affidavit to this effect will be insisted. Also the provision of lock-in-period of 5 years for sale of house/flat will remain.

5. Government further direct that the APRSCL shall follow the relevant Acts, Rules and Guidelines issued by the Government regarding acquisition of lands from time to time.

6. The Corporation shall fix the time limit for completion of each of the projects taken up by it considering the various factors of individual projects.

7. The Corporation may decide the cost of application form and registration fee from time to time.

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8. The Government also hereby order that the following new provisions shall be incorporated in the guidelines for implementation of the Rajiv Swagruha Programme :

- (i) The Corporation may also take up construction and sale of flats / houses in bulk for Co-operative Housing Societies / Government Organizations, Public Sector Undertakings (PSUs) etc. The Corporation shall invite demand both from the general public and for bulk booking to firm up the open demand within three months of notification. In case there is more demand from the individuals from general public, the Corporation shall first accommodate individuals and then only entertain bulk booking.
- (ii) The Corporation may also develop various project implementation models for meeting the housing needs of people such as development model etc.
- (iii) The Corporation may also undertake construction of customized flats / houses for different sections of people such as Senior Citizens / Differently abled people etc.

9. The guidelines of the Scheme as modified by these orders may be reviewed after (3) years or before, if there is considerable improvement in the market conditions.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**MANMOHAN SINGH
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Managing Director, APRSCL, Hyderabad.

Copy to:

The CCLA & Spl. CS, A.P., Hyderabad.
The Principal Secretary (FP), Finance Department.
The Principal Secretary (MA&UD).
The Principal Secretary (PE).
The Principal Secretary (Revenue).
The Managing Director, APSHCL, Hyderabad.
The VC&HC, APHB, Hyderabad.
All District Collectors.
The GA (Cabinet) Department.
PS to Principal Secretary to CM.
PS to Minister (Housing).
PS to all Ministers.

// FORWARDED :: BY ORDER //

SECTION OFFICER